

ORDINANCE NO. 76 1216-8

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

(1) TRACT 1: AN 8.105 ACRE TRACT OF LAND, SAVE AND EXCEPT THE EASTERNMOST 465 FEET AND SAVE AND EXCEPT THE WESTERNMOST TWENTY-FIVE FOOT CORRIDOR ALONG U. S. HIGHWAY 183, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 2: THE EASTERNMOST 465 FEET OUT OF AN 8.105 ACRE TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 3: A 1,125 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 4: A 1,125 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 5: THE WESTERNMOST TWENTY-FIVE FEET ALONG U. S. HIGHWAY 183 OUT OF AN 8.105 ACRE TRACT OF LAND, SAVE AND EXCEPT TWO TRACTS OF LAND EACH CONTAINING 1,125 SQUARE FEET OF LAND (TRACTS 3 AND 4), FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT; ALL OF SAID PROPERTY BEING LOCATED ON U. S. HIGHWAY 183; AND

(2) LOT 1, WOOTEN ANNEX, LOCALLY KNOWN AS 8538 RESEARCH BOULEVARD, ALSO BOUNDED BY FAIRFIELD DRIVE, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

(3) LOTS 1 AND 2, BLOCK 86, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 300 EAST 7TH STREET (ST. DAVID'S EPISCOPAL CHURCH), FROM "C" COMMERCIAL DISTRICT TO "C-H" COMMERCIAL-HISTORIC DISTRICT; AND,

(4) THE NORTH ONE-HALF OF LOT 3, BLOCK 43, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 410 CONGRESS AVENUE (SOUTHWESTERN TELEGRAPH AND TELEPHONE COMPANY BUILDING), FROM "C-2" COMMERCIAL DISTRICT TO "C-2-H" COMMERCIAL-HISTORIC DISTRICT;

ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14-76-085, to-wit:

TRACT 1: From Interim "AA" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District.

An 8.105 acre tract of land, SAVE AND EXCEPT the easternmost 465 feet AND SAVE AND EXCEPT the westernmost twenty-five foot corridor along U. S. Highway 183, being all that

certain tract or parcel of land out of the James Rogers Survey in Travis County, Texas, being a portion of that certain tract of land as conveyed to Charles R. Evans by deed recorded in Volume 2928, at Page 431, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake found at the northwest corner of said Evans tract being in the east right-of-way line of U. S. Highway 183 for the northwest corner hereof;

THENCE, with the northerly line of the said Evans tract, S 63° 55' E for a distance of 817.63 feet to an iron stake found at the northeast corner of the said Evans tract for the northeast corner hereof;

THENCE, with the easterly line of the said Evans tract, S 31° 33' W for a distance of 512.01 feet to an iron stake found at the southeast corner hereof;

THENCE, N 62° 22' W for a distance of 591.97 feet to an iron stake found in the easterly right-of-way line of U. S. Highway 183 for the southwest corner hereof;

THENCE, N 06° 22' E for a distance of 525.00 feet to the PLACE OF BEGINNING; and,

TRACT 2: From Interim "AA" Residence, Interim First Height and Area District to "C" Commercial, First Height and Area District.

The easternmost 465 feet out of an 8.105 acre tract of land; said 8.105 acre tract of land being all that certain tract or parcel of land out of the James Rogers Survey in Travis County, Texas, and being a portion of that certain tract of land as conveyed to Charles R. Evans by deed recorded in Volume 2928, at Page 431, of the Deed Records of Travis County, Texas; said 8.105 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake found at the northwest corner of said Evans tract being in the east right-of-way line of U. S. Highway 183 for the northwest corner hereof;

THENCE, with the northerly line of the said Evans tract, S 63° 55' E for a distance of 817.63 feet to an iron stake found at the northeast corner of the said Evans tract for the northeast corner hereof;

THENCE, with the easterly line of the said Evans tract, S 31° 33' W for a distance of 512.01 feet to an iron stake found at the southeast corner hereof;

THENCE, N 62° 22' W for a distance of 591.97 feet to an iron stake found in the easterly right-of-way line of U. S. Highway 183 for the southwest corner hereof;

THENCE, N 06° 22' E for a distance of 525.00 feet to the PLACE OF BEGINNING; and,

TRACT 3: From Interim "AA" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District.

A 1,125 square foot tract of land, being all of that certain tract or parcel of land out of the James Rogers Survey in Travis County, Texas, being a portion of that certain 8.105 acre tract of land conveyed to Theron S. Bradford, Trustee, by deed recorded in Volume 4498, at Page 419, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the east right-of-way line of U. S. Hwy. 183 and from which point an iron pipe at the northwest corner of the said 8.105 acre tract of land bears N 06° 22' E for a distance of 101.07 feet;

THENCE, S 83° 38' E for a distance of 25.00 feet to a point for the northeast corner hereof;

THENCE, S 06° 22' W for a distance of 45.00 feet to a point for the southeast corner of the herein described tract of land;

THENCE, N 83° 38' W to a point in the east right-of-way line of U. S. Hwy. 183 for the southwest corner hereof;

THENCE, along said right-of-way line, N 06° 22' E for a distance of 45.00 feet to the PLACE OF BEGINNING; and,

TRACT 4: From Interim "AA" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District.

A 1,125 square foot tract of land, being all of that certain tract or parcel of land out of the James Rogers Survey in Travis County, Texas, being a portion of that certain 8.105 acre tract of land conveyed to Theron S. Bradford, Trustee, by deed recorded in Volume 4498, at Page 419, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point in the east right-of-way line of U. S. Hwy. 183, and from which point an iron pipe at the northwest corner of the said 8.105 acre tract of land bears N 06° 22' E for a distance of 285.97 feet;

THENCE, S 83° 38' E for a distance of 25.00 feet to a point for the northeast corner of the herein described tract of land;

THENCE, S 06° 22' W for a distance of 45.00 feet to a point for the southeast corner hereof;

THENCE, N 83° 38' W for a distance of 25.00 feet to a point in the east right-of-way line of U. S. Hwy. 183, for the southwest corner hereof;

THENCE, along said right-of-way line, N 06° 22' E for a distance of 45.00 feet to the PLACE OF BEGINNING; and,

TRACT 5: From Interim "AA" Residence, Interim First Height and Area District to "A" Residence, First Height and Area District.

The westernmost twenty-five feet along U. S. Highway 183 out of an 8.105 acre tract of land, SAVE AND EXCEPT two tracts of land each containing 1,125 square feet of land (described above as Tracts 3 and 4); said 8.105 acre tract of land being all that certain tract or parcel of land out of the James Rogers Survey in Travis County, Texas, and being a portion of that certain tract of land as conveyed to Charles R. Evans by deed recorded in Volume 2928, at Page 431, of the Deed Records of Travis County, Texas; said 8.105 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake found at the northwest corner of said Evans tract being in the east right-of-way line of U. S. Highway 183 for the northwest corner hereof;

THENCE, with the northerly line of the said Evans tract, S 63° 55' E for a distance of 817.63 feet to an iron stake found at the northeast corner of the said Evans tract for the northeast corner hereof;

THENCE, with the easterly line of the said Evans tract, S 31° 33' W for a distance of 512.01 feet to an iron stake found at the southeast corner hereof;

THENCE, N 62° 22' W for a distance of 591.97 feet to an iron stake found in the easterly right-of-way line of U. S. Highway 183 for the southwest corner hereof;

THENCE, N 06° 22' E for a distance of 525.00 feet to the PLACE OF BEGINNING;

all of said property being located on U. S. Highway 183, in the City of Austin, Travis County, Texas.

PART 2. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District on the property described in File C14-76-100, to-wit:

Lot 1, Wooten Annex, a subdivision in the City of Austin, Travis County, Texas, according to a map or plat of record in Book 57, at Page 42, of the Plat Records of Travis County, Texas,

locally known as 8538 Research Boulevard, and also bounded by Fairfield Drive, in the City of Austin, Travis County, Texas.

PART 3. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "C" Commercial District to "C-H" Commercial-Historic District on the property described in File C14h-74-017, to-wit:

Lots 1 and 2, Block 86, Original City of Austin, of record in Volume 2633, at Page 308, and Volume 2633, at Page 316, of the Deed Records of Travis County, Texas,

locally known as 300 East 7th Street (St. David's Episcopal Church), in the City of Austin, Travis County, Texas.

PART 4. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "C-2" Commercial District to "C-2-H" Commercial-Historic District on the property described in File C14h-76-016, to-wit:

The north one-half of Lot 3, Block 43, Original City of Austin, as recorded in Volume 5529, at Page 947, of the Deed Records of Travis County, Texas,

locally known as 410 Congress Avenue (Southwestern Telegraph and Telephone Company Building - formerly known as Frank Brown Building), in the City of Austin, Travis County, Texas.

PART 5. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 6. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

December 16

, 1976

APPROVED:

City Attorney

ATTEST:

City Clerk

16DEC76

JM:vs